

## Development continues in Highbridge

997 and 1008 Summit Avenue are being redesigned

In July of 2002, CATCH took ownership and control of three Highbridge buildings once owned by the city: 997, 1008 and 1012 Summit Avenue. These three buildings are being rehabbed through the city's Neighborhood Redevelopment Program (NRP). Before CATCH became involved with this project, two of the buildings 997 and 1012 Summit Avenue were partially occupied, and the 1008 Summit Avenue was completely vacant.

Prior to taking control of these buildings, CATCH met with the residents and informed them about the rehabilitation plans to redesign the apartments, through the NRP program, to fit family needs. CATCH also informed the residents about the necessity of temporarily relocating families in order to do rehab. 997 Summit Avenue consisted of 8 units, but only 3 were occupied. Out of these units, only three families resided in the building. Two of the three families decided to permanently move out of the building to other locations. This left one doubled-up family to live in the building. It was very difficult to maintain services, like providing adequate heat during the winter season of 2001. Especially, since the building was operating on a deficit and only had rent income from a few families.

As a result, CATCH proposed that the residents temporarily relocate to 1012 Summit Avenue, so that 997 could be able to undergo rehabilitation during the first phase of rehab which also included 1008 Summit Avenue. The residents of 997 Summit Avenue worked with CATCH and was temporarily relocated to 1012 Summit Avenue in January 2002. After the completion of phase one, which began in August 2002, all the residents of 1012 Summit Avenue will then be temporarily or permanently relocated to 997 and 1008 Summit Avenue in order to start phase two of the rehab. CATCH expect phase two of rehab to start in the summer of 2003.

During the second phase 1012 Summit Avenue will undergo rehab. Both 1008 and 1012 Summit Avenue will be joined together by an elevator to make them both fully handicap accessible. These two buildings will also have a ramp in the front of the building.

## CONSTRUCTION PROGRESS PHOTOS AT 997 SUMMIT AVENUE



Second floor rear apartment- living room.



Second floor rear apartment - bedroom (L) and living room (R)



Rear apartment living room viewing



Hallway floor landing



Kitchen



Bathroom

# South Bronx CATCH Newsletter

Community Assisted  
Tenant Controlled  
Housing, Inc.

Winter/ Spring  
2003

## Tenants Take Control of SBCMHA

Six residents were elected to board in December '02.

When the South Bronx CATCH Mutual Housing Association was established in June 2002, CATCH appointed only four board members. These board members maintained control of the SBCMHA until rehabilitation was completed. After rehabilitation, the board became resident controlled. In order for this to occur, elections were held in all three buildings in December of 2002. Resident members of the SBCMHA elected six new members to the board of directors accomplishing the goal of establishing tenant control. Resident members elected three board members from 865 E 167th Street, two from 1203 Fulton Avenue, and one from 575 E 168th Street. The number of board members increased to ten.

CATCH took control of the three Morrisania buildings: 575 E 168th Street, 865 E 167th Street and 1203 Fulton Avenue through the city's Third Party Transfer Program in 1999. This program together with JP Morgan Chase, provided money to rehabilitate the buildings. CATCH started working with these buildings and its residents, to help create affordable housing and eventually tenant control through the Mutual Housing Association (MHA) model. (Tenant control occurs when the majority of the SBCMHA board of directors are resident members).

Prior to elections the CATCH South Bronx Organizer worked with the SBCMHA residents to establish a number of residents committees. For example through the construction committee, residents assisted in over seeing the rehab process and make changes in designs and colors. Residents on the screening committee interviewed and decided which applicant would occupy the vacant units.

Committees like these are created to help prepare residents for making decisions and having a sense of ownership and control. Residents on the screening committees had 35 vacant apartments to fill. Out of the 35 apartments, the committee members have chosen 31 new residents to live the SBCMHA buildings.

Before the involvement of the Third Party Transfer Program and CATCH, some of the residents of the SBCMHA buildings were already familiar with managing their buildings. 575 E 168th Street was a failed HDFC and 865 E 167th Street was a failed coop. 1203 Fulton Avenue was managed by a 7A Administrator and was not a coop; however, the few residents that lived in the building took an active role in trying to maintain their building.

The SBCMHA board members are currently in the process of becoming more familiar with their roles and responsibilities as board members and understanding the SBCMHA by-laws. The SBCMHA board members will receive training on how to better manage their buildings, how to read the management reports, and other trainings that will help them better carry out the functions and goals of the board. The board members also plan on working on different projects through out the year. These include gaining access to vacant lots in the immediate areas of the buildings, meeting with CATCH's other Mutual Housing Associations such as Central Harlem Mutual Housing Association, having a SBCMHA celebration for all three buildings, and working with other local HDFCs.

**Editor**  
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CATCH Organizer  
212-431-9700 x 317

### Building Contact Numbers

Please contact your super first, regarding any repair or maintenance problems in your apartment or in the building.

**James Oliver**- Super for  
575 E 168th Street and  
1203 Fulton Avenue.  
917-271-2426

**Jerome White** -Super for  
865 E 167th Street  
917-695-1317

**Edwin Garcia** -Super for  
1012 Summit Avenue.  
917-269-4844

### **Lemle & Wolff-**

Property Management  
Company-

Please contact your

Property Manager-  
**Katherine Lugo** for  
emergency and severe  
maintenance problems.

**718-884-7676 x 214**

**CATCH-Community Assisted Tenant Controlled Housing, Inc.**  
121 Sixth Avenue,  
Suite 501  
New York NY 10013  
**212-431-9700**

# SBCMHA Residents Profile



1203 Fulton Ave. Residents with Christmas Gifts



575 E 168th St. residents with Christmas Gifts and Bronx HDFC Council Organizer Gwynn Small (far Right)



Residents cast their votes to elect representatives to the SBCMHA Board of Directors



865 E 167th St. residents helping with distribution of Christmas gifts in the building.



# SBCMHA Board of Directors



Carlton Collier



Harold DeRienzo



1203 Fulton building representatives Yvette Thomas (L) and Mary Prince (R)



Ken Wray



865 E 167th Street Building representatives Robert Whiting (L) and Nadine Brown (R)



Ella Douglas  
865 building representative



Andy Reicher



SBCMHA Board meeting at SAM's Restaurant in the Bronx

**EDITH HICKS**  
575 E 168th Street building representative. (photo missing)